



SELL • LET • MANAGE

Ford Park Road, Plymouth, PL4 6QU

£95,000 Leasehold



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£95,000

Ford Park Road

Plymouth, PL4 6QU

- Over 55's Retirement Development
- Third Floor Apartment
- Lift In Building
- Central Mutley Location
- No Onward Chain
- One Generous Double Bedroom
- Well Presented Throughout
- Communal Facilities
- Delightful Far Reaching Views
- Council Tax Band B

Hermitage Court is a highly regarded, modern, purpose built retirement development offering a secure, comfortable and sociable lifestyle for owner occupiers aged 55 and over located in Mutley within close proximity to the parade of shops and excellent transport links. With the reassurance of an on site Manager, the development enjoys a warm community atmosphere alongside excellent shared facilities.

Positioned on the third floor, this light and airy apartment provides well proportioned and thoughtfully designed accommodation. The layout includes a fitted kitchen, a generous lounge/diner, a spacious double bedroom benefiting from built in wardrobes and storage and a modern shower room with a walk in double enclosure. A storage cupboard adds valuable practicality and a lift serves all floors for ease of access. The rooms benefit from lovely views across the well kept Plymouth College grounds and the surrounding area.

For added peace of mind, the apartment is equipped with a Careline pull alarm system in all rooms, linked to a 24 hour personal care alarm service.

Residents enjoy a range of well maintained communal facilities, including a welcoming reception area, spacious residents lounge, communal kitchen and laundry room. Regular social gatherings foster a strong sense of community, with the flexibility to dip in and out as desired, ensuring independent living at your own pace.

Conveniently a guest suite is available for residents accommodating overnight visitors. The development also benefits from a private garden with seating, residents and visitor parking available within the grounds of Plymouth College and pets are welcome.

Combining independence with the reassurance of support when needed, this apartment offers a relaxed, sociable lifestyle in a setting designed to make everyday living easy and enjoyable. A viewing is highly recommended.

Please note: Furniture can be included in the sale.



Third Floor

Lounge/Diner	8'8" x 17'10" (2.65 x 5.44)
Kitchen	5'8" x 8'7" (1.75 x 2.64)
Bedroom	8'10" x 21'1" (2.71 x 6.45)
Shower Room	5'1" x 6'8" (1.56 x 2.05)





Directions

From The DC Lane office travel along Mutley Plain turning right onto Ford Park Road and the property can be found on the right.

Scan for Material Information

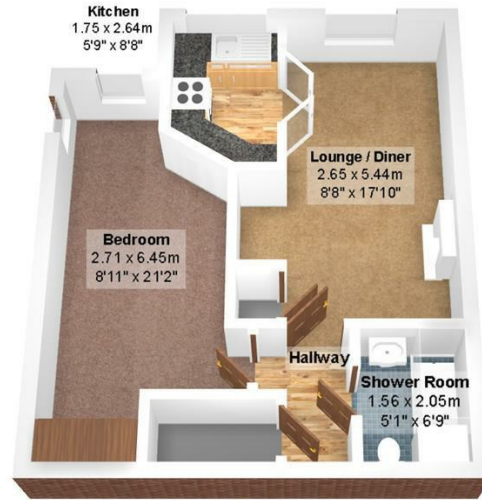


Council Tax Band: B





Floor Plans



Third Floor

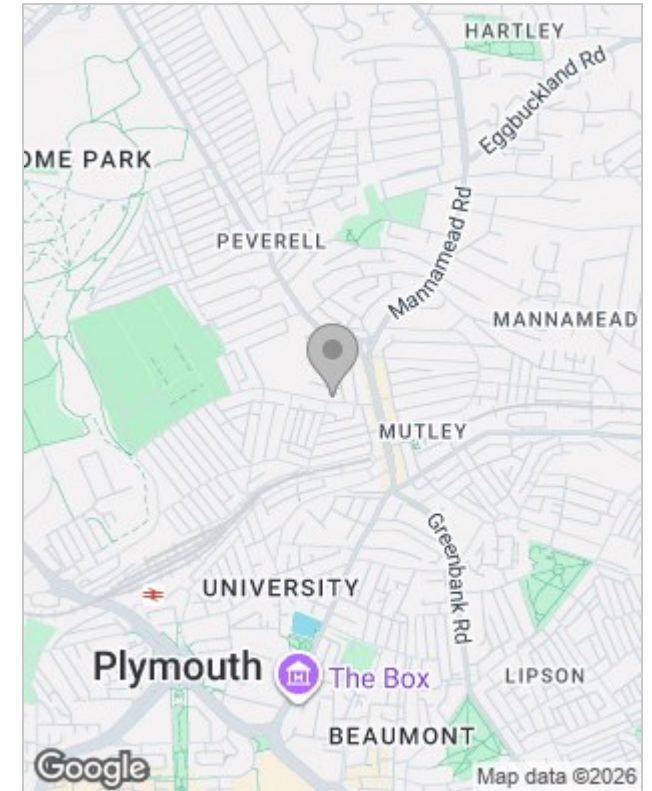
Total Approximate Area - 46.1 m² ... 496 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door s, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

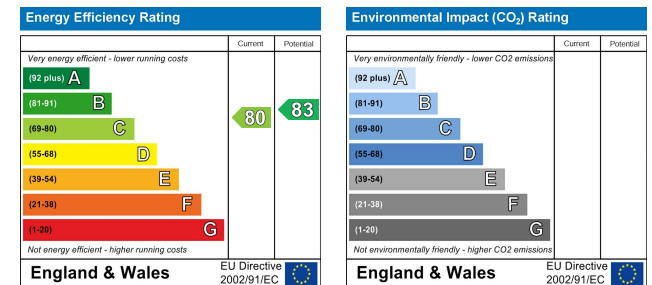


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Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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